



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 52

Comm #: 53126-9619-25-A

BRRTS #: 03-52-283965

Site Name: SS Express Lane

Site Address: 9725 County Road K, Franksville, Wisconsin 53126

Site Manager: Nancy Ryan

Address: 1155 Pilgrim Road

City, State Zip: Plymouth, Wisconsin 53073-4294

Phone: (920) 892-8756

e-mail: Nancy.Ryan@Wisconsin.Gov

Bid Manager: Monica Weis

Address: 9316 North 107th Street

City, State Zip: Milwaukee, Wisconsin 53224-1121

Phone: (414) 357-4705

e-mail: Monica.Weis@Wisconsin.Gov

Bid-Start Date:	December 3, 2007
Questions must be received by (See Section 2 (B)):	December 17, 2007, 4:00 PM
Responses will be posted by (See Section 2 (B)):	January 4, 2008
Bid-End Date and Time:	January 18, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Milwaukee, 757 N Broadway, Ste 200, Milwaukee, WI 53202
Phone: (414) 276-2679 Fax: (414) 276-1529

SECTION 2 – Site-Specific Bid Requirements

General Comments

The Swatek Sales Express Lane site (approx. 1.5 acres) is an active Citgo gas station/convenience store. Petroleum contamination at the site is related to a former gasoline storage and distribution system (two 6,000-gallon leaded gasoline USTs; one 8,000-gallon unleaded gasoline UST) that was removed from the west side of the site in 1988. The current petroleum storage system (one 6,000-gallon, one 8,000-gallon, one 10,000-gallon unleaded gasoline and one 10,000-gallon diesel fuel) was installed in 1989 on the east side of the property. A site investigation consisting of nine groundwater monitoring wells and 20+ soil borings has confirmed petroleum contamination in soil and groundwater at concentrations exceeding NR 746 Table 1 and 2 limits in the vicinity of and east of the former tank basin and at the former dispenser island. Highest concentrations are present at the water table/smear zone from 8-16 feet below ground surface (bgs). Free product was measured on one occasion in wells MW-1 and MW-3 during a period of low water level.

Subsurface soils consist of silty clays to clayey silts with varying amounts of sand and gravel from ground surface to a depth of 20 feet, the maximum depth explored. At the majority of boring locations, a 1 to 6 foot thick lens of silty sand and sand and gravel is present from 7 to 18 feet bgs. Groundwater levels fluctuate between 7 to 17 feet bgs. Groundwater flow is toward the west and the groundwater plume has migrated onto the adjacent residential property approximately 150 feet west of the former UST basin. The vertical extent of groundwater contamination has not been defined.

The site and adjacent properties are serviced by private water supply wells and are located within 100 feet of the contaminant plume. Private well construction reports indicate bedrock is present at depths between 93-161 feet bgs locally with the onsite well or adjacent property's well believed to be cased to 127 feet. The onsite building is slab-on-grade; the residential home immediately west of the site has a basement and is located hydraulically down- to side-gradient from the source area. The site building may have public water supply as there is an active water supply line that runs from Highway K to the station building, crossing the site between soil borings GP-8 and GP-15. There is also underground electrical conduit running from the sign for the service station to the building. The residential structure and the sanitary sewer lateral on the adjacent residential property are potential contaminant receptors.

Minimum Remedial Requirements

Soil excavation and offsite disposal:

Contaminated soil in the area outlined on the attached map and shown as areas 1, 2 and 3 shall be excavated and disposed of offsite. The excavation shall extend below the water table to a depth of approximately 16 feet. The depth of the excavation does not have to extend to 16 feet if it appears that contamination does not extend to that depth. The bid response shall be based on a volume of 2,125 cubic yards and include cost per ton for soil excavation and disposal. Since the excavation will extend below the groundwater table, a compliant bid must include costs for groundwater/product extraction from the excavation. For purposed of bidding assume 20,000 gallons to be pumped and properly disposed of but also provide a contingency unit rate (\$/gallon) in case it is necessary to remove a greater volume.

Collect soil confirmation samples every 20 feet of excavation wall. Collect up to two samples from each location for laboratory analysis for petroleum volatile organic compounds (PVOCs). If field screening indicates contamination is present within the top four feet, collect one soil sample from the depth of highest contamination within the top four feet and collect one sample from the next highest interval and/or the water table. All costs for soil sampling and soil/water disposal must be included in bid.

The target excavation depth is 16 feet, which was used to estimate the volume to be removed. Soil from the surface downward is expected to be removed in area 1 (see attached figure). Clean overburden may be present in areas 2 and 3 within the top 6 feet. If field screening identifies uncontaminated overburden, it can be temporarily stockpiled onsite then replaced into the excavation. Determining an area for staging of clean overburden will need to be worked out with the property owner and follow requirements of ch. NR 718, Wis. Adm. Code. The asphalt drive at the back of the facility may be available for stockpiling soil. If not, it could be stored on the grass area at the south end of the property. The excavation will be limited by overhead electric, a water lateral, private utility lines and the canopy. Shoring of the excavation will likely be required in order to achieve maximum source removal. The excavation shall be back-filled with imported clean material (silt and/or clay-rich soils). The stockpiled overburden is to be replaced in the excavation over the clean backfill material. Details regarding excavation stabilization and stockpiling must be provided to the DNR prior to commencement of excavation. Contact Nancy Ryan at (920) 892-8756.

Well installation

Monitoring Wells:

Monitoring wells MW-1 and MW-3 shall be abandoned in accordance with ch NR 141 Wis. Adm. Code prior to excavation. Replace MW-1 and MW-3 as water table wells after excavation in the same location as the original wells. Well screens should be placed approximately 7-17 feet bgs.

Piezometers:

The consultant shall be responsible for obtaining offsite access for installation of soil borings and piezometers.

Construct nested piezometers with wells MW-4 and MW-8. At each location install one soil boring to evaluate the vertical extent of contamination. Collect soil samples at two foot intervals for field analysis with a photoionization detector beginning at 18 feet bgs. The soil boring shall extend until five consecutive soil samples register no detect or to a maximum depth of 40 feet. Install a piezometer with the top of the screen set 5 feet below the deepest interval where volatile organic compounds (VOCs) were detected. If no VOCs are detected below 20 feet, set the screen at 25-30 feet; if VOCs are detected to 40 feet, screen the well from 35-40 feet bgs. Piezometers shall be constructed in accordance with ch. NR 141, Wis. Adm. Code.

Provide a separate contingency cost to install, develop, and survey an additional piezometer nested with MW-7, which will be required if results of the field screening from soil boring locations at MW-4 or MW-8 indicate contamination is present below a depth of 20 feet. The well screen of this piezometer would be set at the interval corresponding to the depth of highest PID readings in soil borings at MW-4/MW-8.

All new wells will be surveyed and tied in to the existing well network. Soil boring logs and well installation documents must be completed in compliance with NR 716 and/or NR 141, Wis. Adm. Code.

Groundwater Monitoring

Conduct four quarters of post excavation groundwater monitoring at all site wells (9 water table wells and 2 (or 3) piezometers). Analyze groundwater for the full suite of VOCs at piezometers in the first round only; PVOCs + naphthalene at the other wells. Field measurements for natural attenuation parameters must be sampled for in all monitoring wells during each event and should include dissolved oxygen, ferrous iron, nitrate and sulfate. Water level elevations shall be taken at each well during each sampling event and a groundwater flow map generated for each round. All sampling shall be conducted in accordance with NR 716.13, Wis. Adm. Code, the groundwater sampling desk reference, PUBL-DG-037 96, and the Groundwater Sampling Field Manual, PUBL-DG-038-96.

Reporting:

After the excavation and first round of groundwater monitoring, submit a Remedial Action Report to include soil disposal documentation, post-excavation soil results, new well and piezometer installation documents and the groundwater sample results. Upon completion of the fourth round of groundwater monitoring, prepare a report that includes updated summary results tables and an evaluation of site conditions, historical soil and groundwater analytical data, disposal documentation and the potential for closure consistent with the requirements of NR 726, Wis. Adm. Code. The report must include a discussion of potential contaminant receptors which includes an interview with residents of the neighboring property regarding whether they have experienced petroleum vapors in their home. If closure is not appropriate upon completion of the scope of work, then the final report should provide recommendations for additional work. Bid responses will include a separate cost to prepare and submit a complete closure report and GIS Registry packet (and all other closure related costs), for closure consideration by the Department of Natural Resources, if closure is appropriate after completion of the scope of work. Commerce must be copied on all reports. Reporting requirements specified in Section 3 must be fulfilled.

The cost to fulfill *all* landfill requirements for waste characterization analysis prior to soil disposal must be included. Be aware that Toxicity Characteristic Leaching Potential (TCLP) documentation and sampling requirements vary depending on the landfill. Therefore, bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.

5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: SS Express Lane

COMMERCE #: 53126-9619-25-A

BRRTS #: 03-52-283965

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

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Department of Commerce PECFA Program

SITE NAME: SS Express Lane

COMMERCE #: 53126-9619-25-A

BRRTS #: 03-52-283965

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Soil Excavation (estimate 2,125 cu yds)	\$	
2	Remove and Dispose of Groundwater From Excavation (estimate 20,000 gallons)	\$	
3	Excavation Confirmation Soil Sampling	\$	
4	Monitoring Well Abandonment	\$	
5	Installation and Development of Two Monitoring Wells and Two Piezometers	\$	
6	Survey New Wells and Piezometers	\$	
7	Groundwater Monitoring (One Year of Quarterly Monitoring)	\$	
8	Report Documentation (One Remedial Action Report and One Summary Report) and electronic reports	\$	
9	PECFA Claim Preparation	\$	
10	Total Bid Amount	\$	
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed)			
•	Collection and Analysis of TCLP Soil Samples for Landfill Disposal	\$	
•	Disposal of Groundwater from Excavation (in excess of 20,000 gallons)	\$	
•	Install Piezometer Near MW-7	\$	
•	Complete Closure Report with GIS Registry Packet (If Closure is Appropriate)	\$	